008.0	0004	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,023,100 / 1,023,100
					USE VALUE: 1,023,100 / 1,023,100
					ASSESSED: 1,023,100 / 1,023,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65	-65B	RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARDNER CRAIG S & BARBARA G
Owner 2:	
Owner 3:	
Street 1:	65 RANDOLPH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARDNER CRAIG S -
Owner 2:	-
Street 1:	65 RANDOLPH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3909 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	562,400	4,700	456,000	1,023,100
Total Card	0.115	562,400	4,700	456,000	1,023,100
Total Parcel	0.115	562,400	4,700	456,000	1,023,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 261.73 | /Parcel: 261.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 7511

GIS Ref

GIS Ref

Insp Date 11/10/17

!807!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	562,500	4700	5,000.	456,000	1,023,200	1,023,200	Year End Roll	12/18/2019
2019	104	FV	429,000	4700	5,000.	484,500	918,200	918,200	Year End Roll	1/3/2019
2018	104	FV	429,000	4700	5,000.	353,400	787,100	787,100	Year End Roll	12/20/2017
2017	104	FV	401,800	4700	5,000.	307,800	714,300	714,300	Year End Roll	1/3/2017
2016	104	FV	401,800	4700	5,000.	262,200	668,700	668,700	Year End	1/4/2016
2015	104	FV	357,000	4700	5,000.	256,500	618,200	618,200	Year End Roll	12/11/2014
2014	104	FV	357,000	4700	5,000.	210,900	572,600	572,600	Year End Roll	12/16/2013
2013	104	FV	371,800	4700	5,000.	200,600	577,100	577,100		12/13/2012

PRINT

Date	Time
12/10/20	16:31:32

LAST REV

Date	Time
05/13/19	10:04:54
danam	
807	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARDNER CRAIG S	55281-57		8/31/2010	Convenience	99	No	No		
HAROZ MICHAEL J	23376-449		7/1/1993		271,625	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2018	1855	Re-Roof	17,377	C				
1/12/2004	19	Redo Bat	10,000					
8/17/1998	604	Manual	1,500					REPAIR FRONT PORCH
3/4/1998	106	Manual	5,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Inspected	PH	Patrick H
10/21/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Meas/Inspect	163	PATRIOT
1/19/2005	Permit Visit	BR	B Rossignol
9/23/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91861087
Const Adj.:	0.98980200
Adj $ / SQ:	154.571
Other Features:	117800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	815019
Depreciation:	252656
Depreciated Total:	562363

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	9	4	
Totals			
2	15	7	

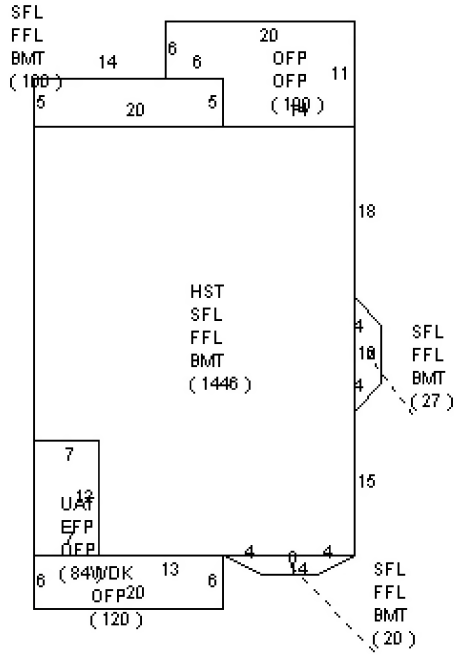
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.57
Special Features:	0	Val/Su Net:	89.11
Final Total:	562400	Val/Su SzAd	143.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,593	46.370	73,870
FFL	First Floor	1,593	154.570	246,232
SFL	Second Floor	1,593	154.570	246,232
HST	Half Story	723	154.570	111,755
OFP	Open Porch	584	19.130	11,171
WDK	Deck	120	14.190	1,702
EFP	Enclos Porch	84	59.030	4,958
UAT	Upper Attic	21	61.830	1,298
	Net Sketched Area:	6,311	Total:	697,218
Size Ad	3909	Gross Are	7097	FinArea 3909

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700